

This is only a general guide. Some revisions to the Zoning Ordinance may not be reflected here. Refer to the Zoning Ordinance for specifics.

RESIDENTIAL

Zone	Description	Allowed Uses	Minimum Lot Size		Setback Requirements			Max Building Height	Notes
			Sq Ft	Acres	Front	Side	Rear		
R1-190	Single Family Resid.	S.F. dwellings, guest houses and other Accessory structures (i.e. barns, ramadas, Detached garages), horse properties (for personal use only), adult care homes, Churches (subject to Development Review Board approval), model homes, public schools Personal wireless facility (minor)*	190,000	4.36	60	30	60	30	E
R1-130	"		130,000	2.98	60	30	60	30	E
R1-70	"		70,000	1.61	60	30	60	30	E
R1-43	"		43,000	0.99	40	20	35	30	E
R1-35	"		35,000	0.80	40	15	35	30	E
R1-18	"		18,000	0.41	35	10	35	30	E
R1-10	"		10,000	0.23	30	7	25	30	E
R1-7	"	<u>Uses subject to Conditional Use permit:</u> cemetery, commercial boarding or breeding of Horses, ranches, golf courses, personal wireless facilities (major)**, private or charter schools * refer to Definitions Section 3.100 of Zoning Ordinance. ** refer to Administration & Procedures Section 1.403 of Zoning Ordinance.	7,000	0.16	20	5' min. 14' total	25	30	B, E
R1-5	"		4,700	0.11	15	0 or 5' 10' total	15/25	30	B, E
R-2	Two-Family Residential	Any uses permitted in an R1 zone (refer to R1-43), duplex (2-family) dwelling units. <u>Uses subject to Conditional Use Permit:</u> any uses permitted with conditional Use permit in an R1 zone (refer to R1-43)	8,000		20	5' min. 14' total	30	30	A, B, E

R-3	Medium Density Residential	SF dwellings, Multi-family dwellings, day care home, accessory structures, model homes, personal wireless facilities (minor) <u>Uses subject to Conditional Use Permit:</u> personal wireless facilities (major)		12.9 du/ac				30	A, B, C, D, E
R-4	Townhouse Residential	SF dwelling units, accessory structures (i.e. guest houses, detached garages), personal wireless facility (minor), churches, day care home <u>Uses subject to Conditional Use Permit:</u> personal wireless facility (major)	8,000	8.3 du/ac				30	
R-4R	Resort Residential	Resorts (including ancillary uses), hotel, motel, dwelling units w/ common walls, accessory structures, personal wireless facility (minor), churches, timeshare project, day care home <u>Uses subject to Conditional Use permit:</u> golf course, personal wireless facility (major)	7.5 ac	7.6 du/ac; guest units 10.6 du/ac				35	A, B, D, E
R-5	Multifamily Residen	Multifamily dwellings, SF dwellings (detached), accessory structures, day care home, personal wireless facility (minor), public school <u>Uses subject to Conditional Use Permit:</u> day care center, golf course, hotel/motel/timeshare (limited to 10 units), personal wireless facility (major), private or charter school	35,000	17-23 du/ac				36	A, B, C, D, E
M-H	Manufactured Home District	Manufactured home parks, accessory structures, SF dwellings, public schools, churches, day care home, personal wireless facility (minor) <u>Uses subject to Conditional Use permit:</u> personal wireless facility (major)	10 ac	7,000 sf/unit	10	14 agg - 5 min	10	30	A, B, E
PCD	Planned Community Development	Mixed use - residential, commercial, industrial	160 ac					30	A, B, C, D, E
PRD	Planned Res	Mixed residential uses w/ amended development standards	320 ac Max					30	A, B, C, D, E

Commercial/Industrial

Zone	Description	Allowed Uses	Maximum building height	Max Floor Area Ratio (% lot area)	Min Open Space Req (% lot area)	Notes
S-R	Service Residential	Professional or medical office, SF or MF dwelling units, accessory structures, private or charter school, pharmacy (limited to pharmaceuticals only), churches, day care center (where drop-off or play area is greater than 100' from any residential zone), personal wireless facilities (minor) <u>Uses subject to Conditional Use permit:</u> bank, day care center (where drop-off is less than 100' from any residential zone), personal wireless facility (major)	18	--	Res 36% Com 15%	A, B, C, D, E
C-0	Commercial Office	Professional office, medical office, laboratories, animal hospital (including boarding), museum, library, post office, private or charter school, art gallery, bank, churches, day care center (where drop-off is more than 100' from a residential zone), personal wireless facility (minor) <u>Uses subject to Conditional Use permit:</u> day care center (where drop-off is less than 100' from a residential zone), funeral home or chapel, hospital, personal wireless facility (major)	36	60%	15%	A, B, C, E
C-S	Regional Shopping Center	Professional or medical office, retail (including "big box" retailers subject to criteria), services <u>Uses subject to Conditional use permit :</u> refer to zoning ordinance	36	80%	10%	A, B, C, E
C-1	Neighborhood Commercial	Professional office, residential*, retail, service <u>Uses subject to Conditional Use Permit:</u> refer to zoning ordinance * 1 dwelling unit per business establishment, physically integrated with the main commercial building	36	80%	10%	A, B, C, E

C-2	Central Business District	Business & professional office, residential*, retail (including “big box” retailers subject to criteria), service <u>Uses subject to Conditional Use permit: refer to zoning ordinance</u> * 1 dwelling unit per business establishment, physically integrated with the main commercial building	36	80%	10%	A, B, C, E
C-3	Highway Commercial	Business & professional office, residential*, retail (including “big box” retailers subject to criteria), services <u>Uses subject to Conditional Use Permit: refer to zoning ordinance</u> * 1 dwelling unit per business establishment, physically integrated with main commercial building	36	80%	10%	A, B, C, E
C-4	General Commercial	Business & professional office, manufacturing & processing, retail (including “big box” retailers subject to criteria), wholesale sales, services, accessory structures, auto sales, personal wireless facility (minor) <u>Uses subject to Conditional Use permit: refer to zoning ordinance</u>	36	80%	10%	A, B, C, E
PNC	Planned Neighborhood Center	Business & professional office, residential*, retail, services, specialty retail** <u>Uses subject to Conditional Use Permit: refer to zoning ordinance</u> * 1 dwelling unit per business establishment, physically integrated with main commercial building ** limited to 35% of gross total floor area. Not to exceed 3000 sq ft per use. Refer to zoning ordinance for list of uses	36	30%	15%	A, B, C, E, 5

PCC	Planned Community Center	Business & professional office, residential*, retail (including “big box” retailers subject to criteria), services <u>Uses subject to Conditional Use Permit: refer to zoning ordinance</u> * 1 dwelling unit per business establishment, physically integrated with main commercial building	36	30%	15%	A, B, C, E, 5
PRC	Planned Regional Center	Retail, services, cultural & entertainment, residential (multi-family), hotels <u>Uses subject to Conditional Use permit: refer to zoning ordinance</u>	60	Res 50% Com 80%	10%	A, B, C, E, 5
I-1	Industrial Park	Aeronautical activities (municipal airports), business & professional office, manufacturing & processing, contractor’s office & yard, furniture store, wholesale & warehouse operations, churches (limited to 5 years), day care center (where drop-off is greater than 100’ from any residential zone), personal wireless facility (minor), retail*, RV storage <u>Uses subject to Conditional Use Permit: refer to zoning ordinance</u> * retail sales incidental to primary manufacturing, assembly, or contractor use. Not to exceed 10% of gross floor area or 1000 sq ft, whichever is less	36	60%	10%	A, B, C, E
I-G	Garden Industrial	Municipal uses, administrative office, business & professional office <u>Uses subject to Conditional Use Permit: refer to zoning ordinance</u>	18 - 1/3 bldg; 24 - 2/3 bldg	60%	24%	A, B, C, E
P-1	Passenger Auto Parking limited	Parking				A, C
P-2	Passenger Auto Parking	Parking				A, C
P-3	Parking District	Parking				A, C
P-4	Parking District	Parking				A, C

W-P	Western Theme Park District	Retail (limited to craft shop, food & beverage sales, and public auction), services*, personal wireless facility (minor) Uses subject to Conditional Use Permit: personal wireless facility (major) * services to focus on those typically offered in conjunction with a primary entertainment use.. May include resort, live entertainment, golf course, dwelling units for employees, and motion picture production	36	80%	10%	E, 5
O-S	Open Space District	Personal wireless facility (minor) Uses subject to Conditional Use Permit: golf course, golf training center, park, personal wireless facility (major)	24			E. 5
ESL	Environmentally Sensitive Lands					
D	Downtown Districts: (RS) – retail specialty (OC) - office/commercial (OR) – office/residential (RCO) – regional commercial office (RH) – residential/hotel (M) – medical (CC) – civic center (RHD) – residential high density	Retail, service, residential, entertainment* * refer to zoning ordinance, Section 5.3030 for list of uses by zoning category.		For site development standards, see zoning ordinance Section 5.3060		
H-P	Historic Property					